DELAWARE-MUNCIE METROPOLITAN PLAN COMMISSION
SEPTEMBER 2025 REGULAR MONTHLY MEETING
AGENDA-REVISED

DATE: September 4th, 2025

TIME: 6:00 P.M.

PLACE: Emergency Management Office
210 S Jefferson St
Muncie, IN 47302

PLEDGE OF ALLEGIANCE:

ROLL CALL:

	Board Member	Appointed By	Term
President	**Chris Smith**	Mayor of Muncie	01/01/2024 to 12/31/2026
Vice Pres.	**Nate Carroll**	Mayor of Muncie	01/01/2024 to 12/31/2026
	Stephen Brand	County Commissioner Rep.	01/01/2025 to 12/31/2025
	Jerry Dishman	City Council Rep.	01/01/2025 to 12/31/2025
	Teresa Hensley	County Commissioners	01/01/2024 to 12/31/2026
	Jesse Landess	County Commissioners	01/01/2025 to 12/31/2025
	Rickie Sipe	County Commissioners	01/01/2025 to 12/31/2027
	VACANT	Mayor of Muncie	--- to 12/31/2025
	VACANT	Mayor of Muncie	--- to 12/31/2025

Advisory Members

Tom Borchers	**Justin Curley**	**Adam Leach**
County Surveyor	Purdue Ext. Educator	City Engineer

INTRODUCTION/CONFIRMATION OF NEW MEMBERS:

MINUTES: Consideration of the August 2025 regular meeting minutes.

NEW BUSINESS:

BZA 35-25 **Jurisdiction: Board of Zoning Appeals**
Being a consideration of an appeal filed by **McGuff Supply, Inc,** PO Box 911, Muncie, Indiana, requesting a special use under the terms of the City of Muncie Comprehensive Zoning Ordinance to construct a 98-unit multi-family apartment complex on premises located at 610 East Wysor Street, Muncie, Indiana, as more accurately described in the application.

LEGISLATIVE ACTION:

DIRECTOR'S REPORT:

ADJOURNMENT:

DELAWARE-MUNCIE METROPOLITAN PLAN COMMISSION
SEPTEMBER 2025 REGULAR MONTHLY MEETING
MINUTES

The Delaware-Muncie Metropolitan Plan Commission held its regular monthly meeting on Thursday, September 4, 2025 at 6:00 P.M. at the Emergency Management Station located at 210 South Jefferson Street, Muncie, Indiana. Vice-President Nathan Carroll called the meeting to order.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

Ms. Swackhamer called roll and the following members were present: Mr. Brand, Mr. Carroll, Mr. Dishman, Mr. Ivy, Mr. LaChat, Mr. Landess, and Ms. Sipe. Absent: Mr. Borchers, Mr. Curley, Ms. Hensley, Mr. Leach, and Mr. Smith. Also present: Mr. Wright, attorney for the Board.

INTRODUCTION/CONFIRMATION OF NEW MEMBERS:

Ms. Swackhamer stated that the Board had 2 new members, Richard Ivy and Owen LaChat, both Mayoral appointments. She asked they both stand while she read the Oath of Office, to which they both responded "I will", and they both spoke briefly about themselves

MINUTES:

Mr. Brand made a motion to approve the August, 2025 regular monthly meeting minutes. Ms. Sipe seconded the motion. Voting in favor: Mr. Brand, Mr. Carroll, Mr. Dishman, Mr. Ivy, Mr. LaChat, Mr. Landess, and Ms. Sipe. Voting against: None. Motion carried, August 2025 minutes approved.

NEW BUSINESS:

BZA 35-25 **Jurisdiction: Board of Zoning Appeals**
Being a consideration of an appeal filed by **McGuff Supply, Inc,** PO Box 911, Muncie, Indiana, requesting a special use under the terms of the City of Muncie Comprehensive Zoning Ordinance to construct a 98-unit multi-family apartment complex on premises located at 610 East Wysor Street, Muncie, Indiana, as more accurately described in the application.

Marisa Conatser, with TWG Development, 1301 E. Washington St., Indianapolis, Indiana, appeared to represent the applicant. She stated that the request was for a Special Use for a housing development to be located at the current McGuff Roofing site at 610 East Wysor Street. She stated that the development would be part of the Indiana Housing and Community Development Authorities low income housing tax credit program. She stated that the program was designed to meet the critical need for affordable housing in Indiana, and this development was especially geared towards older adults. She stated that a similar project was the development on east Kilgore that was multi family but not age restricted. She stated that this site was perfect for older adults, especially with access to the Cardinal Greenway and other ways to be outdoors and connected to the community and that they would be adding a bus stop on site for any of those who may not have a car. She stated that they would also have on site property management, a community garden, a fitness center, reading room, and other amenities so that the residents feel safe with a nice livable environment. She stated that they understood the importance of having a development that aligns with the community, and that they had provided some early drawings of what the proposed building would look like. She stated that they want to enhance the area and fit with the surrounding neighborhood and that they believed this would be a good impact on the neighborhood's long-term stability.

Mr. Owen asked if this was age restricted and what that was.

Ms. Conatser stated yes, it would be restricted to 55 and older.

Ms. Sipe asked if they would be allowed to have pets.

Ms. Conatser stated that they were allowed to have up to 2 pets.

Mayor Ridenour appeared to speak in support of the development. He stated that this site was located near the McKinley neighborhood and that they were excited about the development. He stated that they also felt it was a great opportunity since it was located so close to the Cardinal Greenway. He stated that subject to City Council approval, the city was prepared to provide the match necessary for the project to receive the state tax credits which will be needed. He stated that they had recently put together an Eastside Neighborhood Plan which was approved by the Muncie Redevelopment Commission and that this site was included in that plan and that he hoped the Board would vote favorably for the request. He stated that it would provide 98 units for seniors, and that as a senior himself that lives on the greenway, he was excited for the opportunity to have this development as a neighbor.

Craig Johnson, 2800 W. Petty Rd., Muncie, Indiana, appeared. He stated that he agreed that it would be great for the community but that he had concerns about security due to the encampments along the Cardinal Greenway.

Nick Kuzma, 1700 S. Ridgeview Dr., Muncie, Indiana, appeared. He stated that he currently owned the property and that the building was in bad condition and that it was broken into a lot. He stated that there was a lot of drug activity because of the encampments along the tree line and that when the building was gone he believed it would stop a lot of those problems. He stated that it would be a mistake not to do something with the property and that this would be a good addition to the neighborhood.

No one appeared in opposition.

Ms. Conatser stated that she understood the security concerns and that they would have cameras all around the building and that each access point to the building would be a secured entrance. She stated that there would be monitoring of any negative activities and that they believed this would enhance the area.

Mr. Landess asked if there would be extra lighting since this was a development for senior citizens.

Ms. Conatser stated that there would be LED lighting around the building and extra lights in the parking lot and that it would be well lit without negatively impacting the surrounding properties.

Mr. Landess asked if it was possible to add the blue light safety devices for people to be able to access in an emergency.

Ms. Conatser stated that she did not have experience with those lights, but that she would talk to the construction team to see about integrating that into the development.

Mr. Dishman stated that the neighborhood needed this and that the Mayor was doing a lot to improve Muncie and he thanked everyone involved in the project.

Mr. Ivy asked if they had spoken to the neighbors.

Ms. Conatser stated that her uncle occupied the car lot that would be in front of the apartments and that they were aware of the project.

Mr. Brand stated that the application stated they would be seeking variances for parking and setbacks and he asked Ms. Conatser to give the Board a little more detail about those requests.

Ms. Conatser stated that since this part of a state funded program, they must meet a square footage requirement and that due to the shape of the property they would be asking for variances from the front and rear setbacks. She stated that they did not believe this would have a negative impact on the neighboring properties and that to the west there was a vacant parcel that they were looking into purchasing.

Mr. Brand stated that he understood that to mean they would be asking for setback variance from the north end and south end of the building.

Ms. Conatser stated that was correct. She also stated that they were asking for a reduction in parking since they had found that car ownership was lower in some of their other senior developments in Indiana.

Mr. Brand asked if they would be asking for a reduction in the handicap parking spaces.

Ms. Conatser stated no, they planned to include all of those in convenient locations.

Mr. LaChat asked if they were proposing a new bus shelter.

Ms. Conatser stated yes. She stated that there had been one located at the Cardinal Greenway Depot and was no longer there so this would benefit the entire neighborhood.

Mr. Brand stated that TWG had done many builds in the community and that he appreciated all that they had done, and asked if this project was unusual in any way to those other projects.

Ms. Conatser stated that the only thing that she would say was different was that this was for senior residents.

Mr. Brand stated that the property was zoned Variety Business and Intense Industrial and asked how a Special Use request fit within the city Zoning Ordinance.

Ms. Swackhamer stated that a multi-unit development was not a permitted use in those zones, but could be requested as a special use.

Mr. Brand stated for the Boards benefit, on page 149 section XXXI of the City Zoning Ordinance, other possible special uses included mineral extraction, salvage yard, refuse disposal site, truck terminal, and vegetation composting and mulching facility.

Ms. Swackhamer stated that the list of special uses would be applied for through this Board who would offer a favorable or unfavorable recommendation to the BZA for final action. She stated that if there was a use not listed, an applicant could file a variance of use with final action from the BZA as well.

Mr. Ivy asked if the building would have 1 central elevator or one on each end.

Ms. Conatser stated that there would be 2 elevators centrally located, but that the design could change based on funding. She stated that the process requires them to apply for funding, submit their designs, seek the special use, and then revisit the plans if approved for funding so the designs could change.

Mr. Brand made a favorable recommendation for MPC 35-25 the appeal of McGuff Supply, Inc. and TWG Development, LLC. Mr. Dishman seconded the motion. Voting in favor: Mr. Brand, Mr. Carroll, Mr. Dishman, Mr. Ivy, Mr. LaChat, Mr. Landess, and Ms. Sipe. Voting against: None. Motion carried, a favorable recommendation to be forward to the BZA for their September 25, 2025 regular meeting.

DIRECTOR'S REPORT:

Ms. Swackhamer reported that she had provided the Board with a report of permits, inspections, complaints, variances, rezonings, and plats through the year to date. She stated that the 4-year Transportation Improvement Program (TIP) had been approved by INDOT and Federal Highway at that the 2026 fiscal amount would be $3,389,595.00. She stated that those were the funds that as an MPO, can be allocated to the City of Muncie, Delaware County, and Yorktown for road and bridge projects to pay 80% that the local agency would then provide the 20% match of funds. She stated that she had listed the projects that were in the TIP for the next 4 years to give the Board an idea of those projects which included road work along Tillotson and McGalliard, and roundabouts at Cowan and Fuson Road, and Tiger Drive and River Road. She stated that a completed version of a Pond Ordinance was ready to be presented to the County Commissioner for consideration and that if adopted, the ordinance would become part of Delaware County Code. She stated that the ADA Transition Plan was completed by American Structure Point and that it was online for the Board to take a look at. She stated that recommendations of items that needed to be corrected for the county to take under review, and that she would provide INDOT with an annual review of any updates. She stated that the Solar Ordinance that the Board heard in August would go before the County Commissioners at their September 15, 2025 meeting to address any changes or comments that they have a that time. She stated that she had provided the Board with 2 emails she received thanking the Board for their time and all of their work on the matter of solar, and that Mr. Landess had 1 additional email specifically addressed to him. She stated that county budget hearings were underway and that she had presented the 2026 budget yesterday, and that she would report back once County Council had made a decision.

Mr. Brand asked Ms. Swackhamer to read Linda Hanson's letter regarding the special solar meetings and that he would like to discuss that afterwards.

Ms. Swackhamer read the email received from Linda Hanson on August 13, 2025 "Thank you for all of your work in preparing for the meeting last night, particularly for getting everything to commission members so that they can prepare, and for organizing the edits and non-controversial items for revision. I know what that entails. Please extend my thanks to all the MPC members for the hours they have spent on this task. I think the situation made discussion on the part of the commission members nearly impossible. They had to particularly self-assured to speak out with all of us in the room. I appreciate Ms. Owens stating that the 250' setback should be reinstated since she was the one who suggested 500' at the last hearing. Brand's objection should have been called out by someone on the commission because the reality of a waiver will pit neighbor against neighbor, do nothing to end the animosity, and be a nearly impossible headache for solar companies to negotiate. Setbacks will not in reality ever get to 100'. Given our stance, I would like to extend thanks to Jesse Landess on voting no to the motion to recommend the replacement ordinance to the County Commissioners".

Ms. Swackhamer stated that she had sent this to Mr. Murphy and that his response was that no motion had been made, and that no one on the Board can push for one to made, it must be made by the person in order for a suggestion to be considered and voted on.

Mr. Brand stated thank you. He also asked how the Advisory Members of this Board; Mr. Borchers, Mr. Curley, and Mr. Leach were chosen, or if it was by their position.

Ms. Swackhamer stated that she would need to confirm, but that she did believe it was whomever held those positions as County Surveyor, City Engineer, and Purdue Extension Director.

Mr. Brand stated that Mr. Borchers attended 50% of the meetings and that he had never seen Mr. Curley or Mr. Leach at a meeting, and asked if attendance was required.

Ms. Swackhamer stated no, there was no attendance requirement. She stated that if there was a case that one of the Advisory Members would have crucial input, staff would reach out to them for input and that there are times when they will provide an email with comments if they cannot attend a meeting. She thanked the Board once again for their commitment to the Board and to their community, and welcomed the new members

ADJOURNMENT:

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Nate Carroll, Vice-President

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Kylene Swackhamer, Secretary